138.0	0002	0021.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,150,800 / 1,150,800
					USE VALUE:	1,150,800 / 1,150,800
					ASSESSED:	1,150,800 / 1,150,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
172		JASON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BEAUVAIS NATHALIE--ETAL/ TRS
Owner 2:	REVOCABLE TRUST OF NATHALIE
Owner 3:	BEAUVAIS
Street 1:	172 JASON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BEAUVAIS NATHALIE/ETAL -
Owner 2:	SENECHAL MAXIME -
Street 1:	172 JASON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,483 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1932, having primarily Vinyl Exterior and 2089 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8483.000	525,500	18,300	607,000	1,150,800
Total Card	0.195	525,500	18,300	607,000	1,150,800
Total Parcel	0.195	525,500	18,300	607,000	1,150,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 550.99 | /Parcel: 550.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 138.0-0002-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	535,300	18300	8,483.	607,000	1,160,600	1,160,600	Year End Roll	12/18/2019
2019	101	FV	373,200	18500	8,483.	640,800	1,032,500	1,032,500	Year End Roll	1/3/2019
2018	101	FV	373,200	18500	8,483.	472,100	863,800	863,800	Year End Roll	12/20/2017
2017	101	FV	373,200	18500	8,483.	451,900	843,600	843,600	Year End Roll	1/3/2017
2016	101	FV	373,200	18500	8,483.	418,200	809,900	809,900	Year End	1/4/2016
2015	101	FV	359,300	18500	8,483.	350,700	728,500	728,500	Year End Roll	12/11/2014
2014	101	FV	359,300	18500	8,483.	342,600	720,400	720,400	Year End Roll	12/16/2013
2013	101	FV	359,300	18500	8,483.	326,500	704,300	704,300		12/13/2012

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10670

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BEAUVAIS NATHAL	67948-472		9/2/2016	Convenience	99	No	No		
ALESSANDRONI GL	32668-229		4/9/2001	Family	590,000	No	No		
	13283-64		1/1/1901			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/26/2011	749	Wood Dec	5,600					
6/1/2011	519	Ingr. Po	30,000					
3/11/2004	186	Renovate	13,500	C				build new room at
3/4/2004	130	Siding	21,000			G6	GR FY06	vinyl siding
5/3/2001	256	Add Bath	8,500	C				ADD 1/2 BATH-REMOD

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2017	MEAS&NOTICE	HS	Hanne S
4/10/2012	Info Fm Prmt	BR	B Rossignol
3/4/2009	Measured	372	PATRIOT
3/12/2005	External Ins	BR	B Rossignol
2/15/2005	Permit Visit	BR	B Rossignol
8/15/2001	MLS	MM	Mary M
4/29/2000	Inspected	197	PATRIOT
11/18/1999	Mailer Sent		
11/8/1999	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8483		Sq. Ft.	Site		0	90.	0.80	10									607,043						607,000	

Total AC/HA: 0.19474 | Total SF/SM: 8483 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 607,043 | Spl Credit | Total: 607,000

PRINT

Date	Time
12/11/20	00:57:15

LAST REV

Date	Time
12/04/17	15:49:38

ekelly

User Acct	88489
GIS Ref	
GIS Ref	
Insp Date	11/10/17

!10670!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	88489
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1932	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:	1	Rating:	Good
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.20118105
Const Adj.:	0.97029907
Adj $ / SQ:	157.343
Other Features:	124750
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	589101
Depreciation:	63623
Depreciated Total:	525478

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7			BRs: 3				Baths: 2		HB 1		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

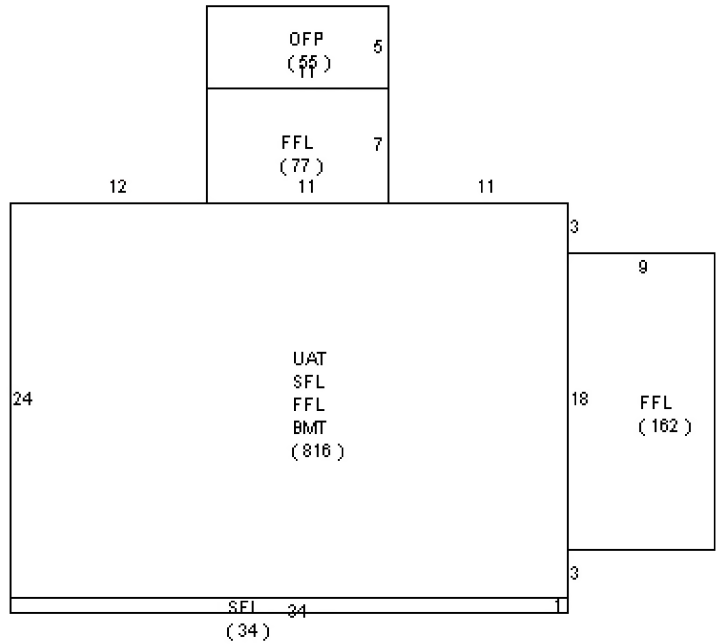
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	190.39
Special Features:	0	Val/Su Net:	176.34
Final Total:	525500	Val/Su SzAd	275.85

SKETCH



SUB AREA

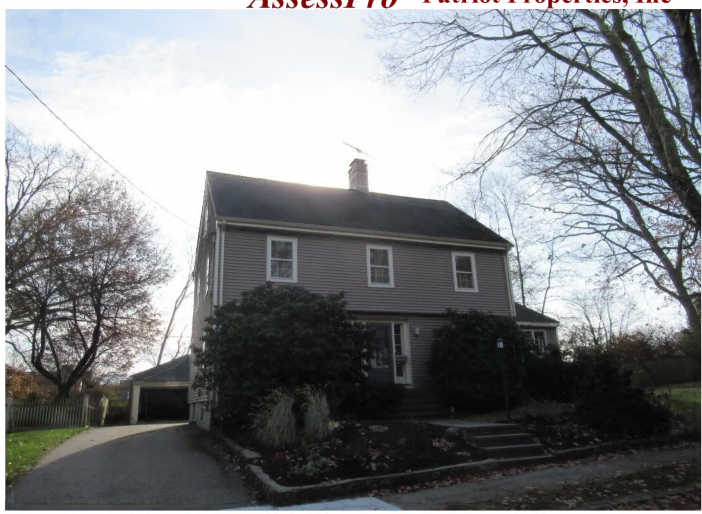
Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,055	157.340	165,997
SFL	Second Floor	850	157.340	133,742
BMT	Basement	816	47.200	38,518
UAT	Upper Attic	204	105.420	21,506
OFP	Open Porch	55	42.690	2,348
	Net Sketched Area:	2,980	Total:	362,111
Size Ad	1905	Gross Are	3592	FinArea 2089

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	90	A	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 138.0-0002-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1932	21.25	T	40	101			5,100			5,100
10	Pool-Conc.	D	Y	1	14X28	G	GD	2011	28.06	T	4.8	101			10,500			10,500
22	Wood Deck	D	Y	1	14X16	G	AV	2011	13.08	T	6.4	101			2,700			2,700

More:	N	Total Yard Items:	18,300	Total Special Featues:	Total: 18,300